BOOK 10965 PG 560

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Barbara J. Jones** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Ricky K. Swift,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of May, 1998.

Barbara J. Jones

98 JUN -5 PM 2:29
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0447075
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara J. Jones**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 1998.

Grant B. Stockton
Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

My Commission Expires: _____

7041 06/05 01:01 03CHECK 268.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10965 PG 561

The actual consideration or value, whichever is greater, for this transfer is $ 69,000.00 which amount ~~is equal to~~ or ~~greater~~ than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of May, 1998.

Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 58 Group 11-0 Parcel 98.00

ADDRESS NEW OWNER:
Ricky K. Swift
511 Phipps Drive
Nashville, TN

SEND TAX BILLS TO:
_____
_____
_____

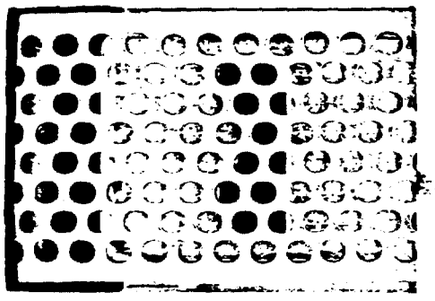
Exhibit A BOOK 10965 PG 562

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 A, Zone Lot Division of Lots 216 and 217, Section One, Royal Hills, as of record in Book 6900, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara J. Jones by Warranty Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated September 17, 1997 and recorded September 19, 1997, in Deed Book 10614, page 285, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10965 PG 563

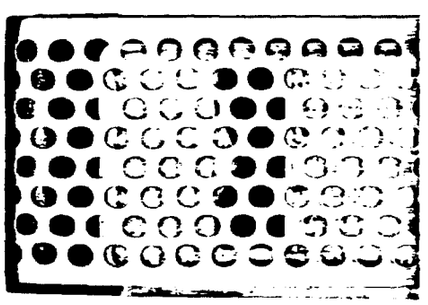
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 12.00
TOTAL 268.30
CHECK 268.30

06/05/98 01 14:32 0001 7041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447075
IDENTIF. # REFERENCE

98 JUN -5 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302940